

## **Capitol Campus Design Advisory Committee**

*March 31, 2016*

### **Capitol Campus Planning**

#### **Purpose: Guidance**

The purpose of this agenda item is to update and seek guidance from Campus Design Advisory Committee (CCDAC) on the Master Plan planning projects and to report the progress made on the Capital Lake Long-term Management Plan. Lenore Miller, Enterprise Services Asset Manager will present the Master Plan planning projects and Director Chris Liu will present the Capital Lake Long-term Management Plan.

#### **Background**

At the November 2015 CCDAC meeting, the Committee was briefed on six planning projects authorized in the 2015-2017 biennium capital budget. This agenda item will update the Committee on three of those planning projects with the following proviso requirements described below:

1. [State Capitol Master Plan – Proviso \(Section 1101\)](#) \$250,000
    - Identify potential development sites and infrastructure that may be needed for further development.
  2. [Capitol Campus Predesign – Proviso \(Section 1100\)](#) \$200,000
    - Develop a predesign that includes, at the minimum, uses for the Pritchard Building and the ProArts site, the General Administration Building replacement or rehabilitation, and the Newhouse Building replacement.
    - The predesign must identify potential tenants, project costs and schedules.
  3. [Capitol Lake Long-term Management Planning Proviso \(Section 1095\)](#) \$250,000
    - Make tangible progress on reaching broad agreement on a long-term plan for the management of Capitol Lake and other associated water bodies.
    - Build on the 2014 Rucklehaus situation assessment recommendations for Capitol Lake management.
    - Identify:
    - best available science on water quality and habitat,
      - multiple hybrid options for future management of Capitol Lake,
      - cost estimates for construction and maintenance and the range of public support or concerns for each option,
      - options and support for shared funding by state, local, federal and other entities, and
      - options for long-term shared governance of a future management plan.
    - Conduct information gathering and prepare report with a pro-active approach to public engagement.
    - Provide periodic reports to the State Capitol Committee, the Office of Financial Management, and legislative fiscal committees.
    - Submit final report to legislative fiscal committees by January 1, 2017.
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## **Status**

### ***State Capitol Master Plan and Capitol Campus Predesign Planning Projects:***

The project planning team includes Enterprise Services' senior planners and the Office of Financial Management (OFM) Facilities Oversight manager and facilities analyst. Enterprise Services is responsible for securing the use and physical development parameters for future Campus development or redevelopment sites. OFM is the lead on identifying potential executive branch tenants.

Enterprise Services completed its consultant solicitation process and, on March 10, 2016, Schacht-Aslani Architects was selected to provide planning services to complete development plans for the four sites included in the legislative proviso and, if funding is available, the half block site at Union and Washington Street.

In addition to meeting the legislative proviso requirement, the planning projects provide development plans to inform the update to the 2006 State Capitol Master Plan's *Future Development Opportunities* section. The update to the Master Plan will also include changes (additions/deletions) to designated development sites. Reference: See pages OS-1 to OS-11 at this link to the [2006 State Capitol Master Plan](#)

Lenore Miller, Master Plan Update project lead, will brief the Committee and seek guidance on the planning projects:

- Relationship to the Capitol Campus Master Plan
- Project approach
- Expected scope of work and deliverables
- Partnership, engagement and communication strategies
- Draft schedule

### ***Capitol Lake Long-term Management Planning:***

Enterprise Services Director Chris Liu will update the Committee on the progress made on the Capitol Lake Long-term Management Planning project.

In January 2016, the Department of Enterprise Services convened a work group of representatives from local and tribal governments to work together to find a path forward on long-term planning. The Executive Work Group discussed a high-level plan for this work at its February meeting, followed by a detailed implementation plan for Phase 1, along with a briefing on the Environmental Impact Statement process in March. The three phases are as follows:

**Phase 1 - Information and coordination:** This is a critical building block that includes:

- Successful delivery of a report required by a proviso in the capital budget for the 2015-17 biennium
- Additional technical information needed to conduct an Environmental Impact Statement (EIS)
- Ensuring that key partners and the public are engaged and working together to move forward

**Phase 2 - Environmental Impact Statement:** Under Washington state law, an EIS is required before any state or local permits can be obtained.

**Phase 3 - Implementation:** Includes permitting, design and construction, and long-term maintenance.

In early March, DES hosted an open house as the first opportunity for public interaction, where members of the public were encouraged to provide feedback on the plan for Phase 1 and how they would like to participate in the coming months. An on-line survey gave the public another means of providing input.

### **Next Steps**

#### ***State Capitol Master Plan and Capitol Campus Predesign Planning Projects:***

- Schacht-Aslani Architects will make progress in completing their scope of work per their work plan.
- Enterprise Services will review the opportunity site work completed by the Master Plan Work Group in 2015 to identify recommended changes to the future development opportunities sites section of the *2006 Master Plan for the Capitol of the State of Washington*.
- In collaboration with OFM, Enterprise Services will identify possible improvements to the Master Plan's Highest and Best Use chart.
- Draft recommendations on topic above will be presented to CCDAC at the May 19<sup>th</sup> meeting to seek guidance.

#### ***Capitol Lake Long-term Management Planning:***

- Each month from April through October, the Executive Work Group, as well as a Technical Subcommittee and a Funding & Governance Subcommittee will work through the issues outlined in the proviso.
- In addition, a public meeting scheduled each month to coordinate with the work done by the committees will allow the public opportunities for learning about and commenting on the various subjects. The subjects covered will include goals and objectives, methodology for best available science, approach to hybrid options, review of existing and hybrid options, cost estimates, options for funding and governance and next steps.
- CCDAC will receive an update on the Capitol Lake planning progress at the May 19<sup>th</sup> meeting.